

ADDENDUM NO. 1

TO: All Interested Vendors

FROM: Susan Stewart, Manager, City of Indianapolis

DATE: May 19, 2010

IN RE: RFP-10-7617
Operation and Management of the Lake Sullivan Sports Complex
for the Department of Parks and Recreation (DPR).

Due Date for Proposal: May 28, 2010

The following answers are in response to written questions submitted for the above-mentioned RFP. These answers represent the City's official response to all questions and supersede any oral discussions. Some questions may have been paraphrased or combined.

Question 1: Section 1.4.3, page 2. Football & Rugby Field. (Will be redeveloped into wetlands.) "Vendor will be responsible for overseeing the programs and operations at this site."

- a. Please clarify vendor's responsibility.**
- b. Vendor requires the course layout design involvement including the gate design for the road cycling course around the wetlands perimeter.**

Answer:

- a. Vendor will have no responsibility.
- b. DPR has no intention at this time to install a road cycling course around the perimeter of the property. Contractor may, at its discretion and with the prior written approval of DPR, install a road cycling course.

Question 2: Section 1.5.1, page 3. Capital Improvements. Design Plan Approval Process. "'Required' projects shall be completed before any 'Proposed' projects are begun."

There are some "proposed" projects that could be quoted with one company along with some "required" projects to facilitate completion and cost considerations. Would it be possible to point this out in the proposal without being found "non-responsive"?

Answer: Contractor may complete non-required, DPR approved projects, in conjunction with the required projects. Integrating non-required projects with required projects will not relieve Contractor from meeting deadlines established for the completion of required projects

Question 3: Appendix C, page 18. Required Capital Improvement Projects at Lake Sullivan Park.

- a. Parking lot needs to be completely refurbished, sealed and striped. To what standard/specification?**

Answer: Resurface 5" with #11 asphalt per INDOT specifications. Stripe lot 10 ADA spaces per 100 spaces per INDOT standards.

- b. The stone wall at the entranceway needs to be repaired or restored. To what standard/specification?**

Answer: Stone masonry standard for the industry.

- c. Velodrome - Replace audio system. Are you referring to the speakers and wiring, or speakers, wiring and electronics?**

Answer: Speakers, repair the wiring and electronics.

- d. Velodrome – Replace existing lights. Is Vendor to replace all six poles and lights or just fix the underground wiring to the East-North Bank pole that is currently inoperable?**

Answer: Replace all lights according to current lighting standards for nighttime use.

- e. Velodrome – Seal the track every 3 years. When was the track last sealed? Contractor/specs/cost?**

Answer: Track was last sealed in 2009. The cost was \$28,400.00.

- f. Velodrome – Paint red railing/Track & Stands.**

Answer: Wire brushes may not be used in conjunction with this work.

- g. Velodrome – All buildings need to be re-roofed in 2011 (consider "Green" option). Specs?**

Answer: Roofing shall be the responsibility of DPR.

- h. Velodrome – Replace bleacher seats. Replace all or just replace or fix broken ones? Would a swap with a good one from top be sufficient?**

Answer: Replace all broken bleacher seats. Contractor may not swap a good one from the top.

- i. Velodrome – Replace all windows and window frames. Specifications?**

Answer: Windows shall be replaced with same style and size and shall include thermo pane glass. It is recommended that an architect be used to generate the appropriate window specifications.

- j. Velodrome – Seal the exterior of all existing buildings to prevent water intrusion. Buildings have never knowingly been sealed. Specifications.**

Answer: All exposed block surfaces shall be treated with standard concrete block sealer.

- k. Velodrome – Repaint the exteriors of all existing structures. Only structure that is painted is the BMX tower. Are exterior doors and door frames what is to be repainted?**

Answer: All exterior doors and door frames shall be repainted.

- l. Velodrome – Concrete that is not level should be repaired or replaced. Areas of concern need to be identified as well as a spec outlined.**

Answer: DPR will provide the Contractor with specific locations where the concrete needs are to be replaced. The cumulative square footage of concrete to be provided shall not exceed 1,000 square feet. All concrete will be poured to a thickness of 6 inches, at 4000 psi, utilizing 6" x 6" wire mesh and doweled to existing concrete at 2 feet on center.

Question 4: Waste Lines. Who is/will be responsible for waste lines down from lift station? At one time DPW was possibly going to be the responsible party.

Answer: DPR is responsible for all waste lines.

Question 5: Maintenance records, former suppliers, drawings (blue prints), specifications, etc. To facilitate proper proposal response information in or of various forms of historical information will need to be accessible by prospective contractors.

One question in particular is: "Where does the waste line/lines travel through the park, and how deep are they? Drawings? DPW?"

Answer: DRP is responsible for all waste lines. The successful RFP respondent shall receive any and all requested information that the Department has after a contract has been awarded and executed.

Question 6: Estimated time period to execute contract. What possible timetables has DRP established for the possible execution of the contract (best case scenario, etc.)?

Answers: If the RFP process leads to the award of a contract, such contract shall be executed in a timely fashion and would hope to do so within 90 days after an award is made. DPR understands that time is of the essence and will proceed accordingly.

Question 7: Utilities and maintenance expense records, etc. Prospective contractor/vendor requests any historical utilities, and maintenance expense records, as well as historical maintenance records, including contractors who performed the work. Ex: Gas, electric, water, sewer, mowing, sealing, lift station repair, stadium light repair, etc.

Answer:

2008 Utilities:	Major Taylor Velodrome	Skate Park	Parking Lot Utilities
Electric	\$ 2945	\$ 660	19 poles average cost per pole is \$19.00 per month = \$4332
Gas	\$ 977	N/A	N/A
Water	\$ 1050	N/A	N/A

2008 Maintenance Expenses		
Vendor	Services	Amount
Greg Means	Structural repairs	\$397
Continental Contracting	Electrical repairs	\$2,792
Southeastern Supply	Lumber	\$83
Smock Fansler Corp	Resurface track	\$24,282
Gordon Plumbing	Plumbing- repair leak at hose bib inside grass area in the velodrome	\$2,970

ASAP Aquatics	POND TREATMENT	\$ 800
Best Way	PORTABLE TOILET RENTAL by Skate Park standard portable toilet with 2 cleanings per week (Monday and Friday) \$152 per month @ 7 months	\$1064
Rivers Resources, LLC	MOWING & TRASH REMOVAL 26 mowing cycles and 26 weeks of trash pickup 3 times per week	\$10,450

Question 8: Inventory List. Prospective contractor/vendor requests a detailed list of what equipment will stay with the facility. Ex: Bikes, bike racks, sound system, bike lockers, etc.

Answer:

Item	Condition	Quantity	Good	Fair	Poor	Comments
KHS Track Bicycles		8	8			
Havnooian Track Bicycles		12	12			
BMX Bicycles		14	14			
Bicycle Helmets		63				All helmets are 3 plus years old
BMX Helmets		29				
Skateboard Helmets		19				
Pump Bicycle		1		1		
Misc Bicycle parts						In boxes used parts
Lap Counter		2		2		
Bicycle Pump		1	1			
Bell		1		1		Ships bell donated
Track Tandem		1		1		
Outdoor waste cans		10			10	At least 15 years old
Picnic tables		7		7		
Tent		3		1	2	2 10 X 10 popup 1 poled tent
Bicycle Lockers		10			10	2 compartments per locker

Question 10: Pond. The pond inside the park has had regular attention by DPR. Will this continue?

Answer: Yes, the pond will be the responsibility of DPR.

Question 11. Mosquito spraying. During summer months the park has had regular mosquito spraying done. Will this continue under parks, or will the prospective contractor/vendor have to assume responsibility? If so what are the requirements, specs, contractor, etc?

Answer: The Marion County Health has been contacted each year and the park has had regular mosquito spraying and treatment of any standing water.